

THIS INSTRUMENT WAS PREPARED BY: FOSTER D. KEY, ATTORNEY AT LAW POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236

PLEASE SEND TAX NOTICE TO:
ROBERT E. MILAM, JR. and wife, TERAH L. MILAM
119 OAK VIEW LANE
HELENA, ALABAMA 35080

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of FOUR HUNDRED NINETY SIX THOUSAND AND NO/100 DOLLARS (\$496,000.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, GERALD DENNIS O'BRIEN and wife, JEANNENE P. O'BRIEN, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto ROBERT E. MILAM, JR. and wife, TERAH L. MILAM, (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 2, according to the Survey of Stonebrook, as recorded in Map Book 15, Page 114, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- 1. Taxes for the year 2006, which are a lien but not yet due and payable until October 1, 2006.
- 2. Any and all easements, restrictions, covenants, mineral reservations, conveyance of minerals, and rights of way applicable to subject property.

\$446,000.00 OF THE HEREIN ABOVE STATED CONSIDERATION WAS PAID FROM A PURCHASE MONEY MORTGAGE OF EVEN DATE AND FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to the said Grantees as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right or reversion.

And we do for ourselves, and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 28TH day

of APRIL, 2006.

GERALD DENNIS O'BRIEN

Shelby County, AL 05/03/2006 State of Alabama

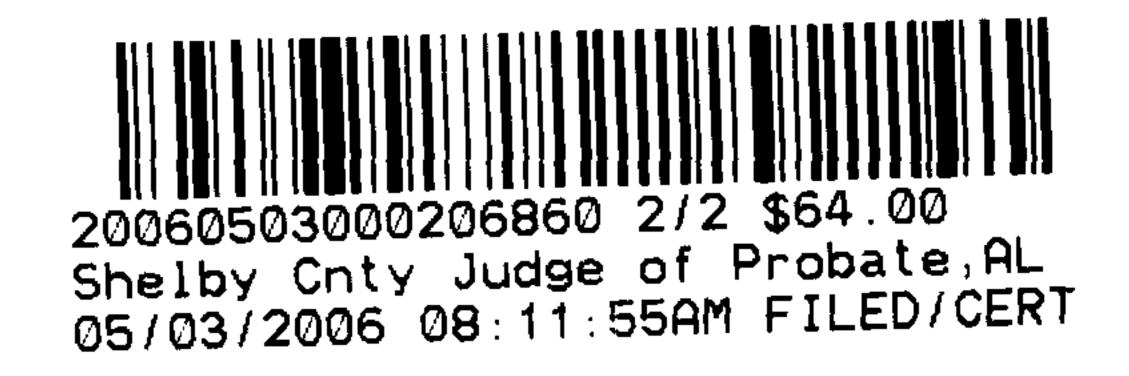
Deed Tax: \$50.00

JEANNENE P. O'BRIEN

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county, in said state, hereby certify that GERALD DENNIS O'BRIEN and wife, JEANNENE P. O'BRIEN, whose names are



signed to the foregoing conveyance and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28TH day of APRIL, 2006.

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug 13, 2009
My Commission Expires Thru Notary Public Underwriters